

# COMMITTEE AMENDMENT FORM

DATE: 01/31/ 07

COMMITTEE      ZONING      PAGE NUM. (S)   

ORDINANCE I. D. #06-O-2254      SECTION (S)

RESOLUTION I. D. #07-R-      PARA.

AMENDS THE LEGISLATION BY ADDING ELEVEN (11) CONDITIONS.

AMENDMENT DONE BY COUNCIL STAFF 01/31 /07

City Council  
Atlanta, Georgia

**06-O-2254**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**U-06-23**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-08.005(1) (K), and Section 16-06.005 (1)(1) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a PRIVATE SCHOOL (temporary location of trailers) is hereby approved. Said use is granted to INTERNATIONAL SCHOOL OF ATLANTA (DBA ATLANTA INTERNATIONAL SCHOOL) and is to be located at **23-41 Peachtree Avenue, N.E.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 100, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## **Z-06-102/U-06-23**

International School of Atlanta, Inc. (the "School"), applicant in the above referenced zoning, variance and special exception applications (collectively, the "Applications"), concerning the Atlanta International School campus (the "Property"), requests that the following items be incorporated as conditions to the Application. To the extent that these conditions are more restrictive than or are not reflected in conditions applied to the Property by the Atlanta City Council, the conditions in this Agreement will control. The development of the Property shall be restricted as follows:

1. The development shall be substantially similar to the site plan by Collins Cooper Carusi Architects Inc., dated October 20, 2006 (the "Site Plan") although such development may be phased.
2. The elevation of the School parking garage facing Peachtree Avenue will be conceptually similar to the garage as shown on the sketch by Collins Cooper Carusi Architects Inc., dated October 20, 2006.
3. The School's enrollment shall not exceed 1,100 students.
4. The School shall not expand the School's campus onto properties located across North Fulton Drive to the east of the Property.
5. The Property shall not be used for interscholastic or league organized football games.
6. The temporary buildings permitted pursuant to the site plan applicable to the Property prior to approval of the Application and shown on the Site Plan shall be permitted on the Property only until such time as the Property is redeveloped in accordance with the Site Plan. The trailers will be removed as classroom space is built to accommodate additional students; the School will use its best effort to move students out of trailers by their first phase of construction. Any trailers will be used for classrooms only. No temporary buildings shall be allowed on the Property except as otherwise permitted by this condition 6 and except as may be required on a temporary basis due to casualty loss occurring in the permanent buildings. The Chair of the Zoning Committee of NPU-B shall be notified in writing prior to making any requests to the City of Atlanta for temporary buildings due to casualty loss. Evidence of this notification should be provided to the City of Atlanta at the time of such request, if made. Landscaping shall be installed around any temporary buildings located on the Property.
7. Between 7:30 a.m. and 8:30 a.m. and 2:30 pm and 3:30 pm each weekday, the School shall use the driveway to be located adjacent to and on the western side of the parking deck for egress only. The School will monitor this restriction by means of personnel or a device. Vehicular ingress to and egress from the Property shall otherwise be unrestricted.
8. Upon full redevelopment in accordance with the Site Plan, the School shall provide at least 286 striped parking spaces on the Property. Additional designated parking spaces shall be provided in a ratio pro rata to the construction of additional buildings. Portions of the school building shown on the Site Plan fronting on Peachtree Avenue will not be

converted into a surface parking lot; however, the vacant house at 37 Peachtree Avenue may be demolished and replaced with a temporary surface lot prior to the construction of the improvements shown on the Site Plan, subject to compliance with applicable zoning ordinances.

9. The following conditions shall apply to the construction phase of this project:

(a) Construction traffic access. Construction traffic shall enter and exit via Peachtree Avenue by way of Peachtree Street and not otherwise through the Garden Hills neighborhood.

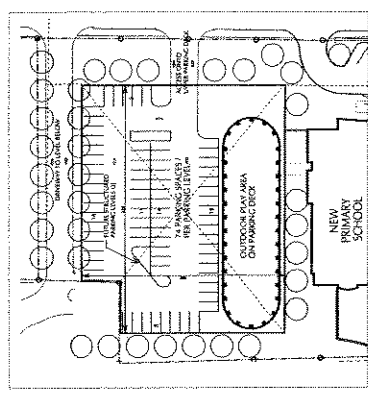
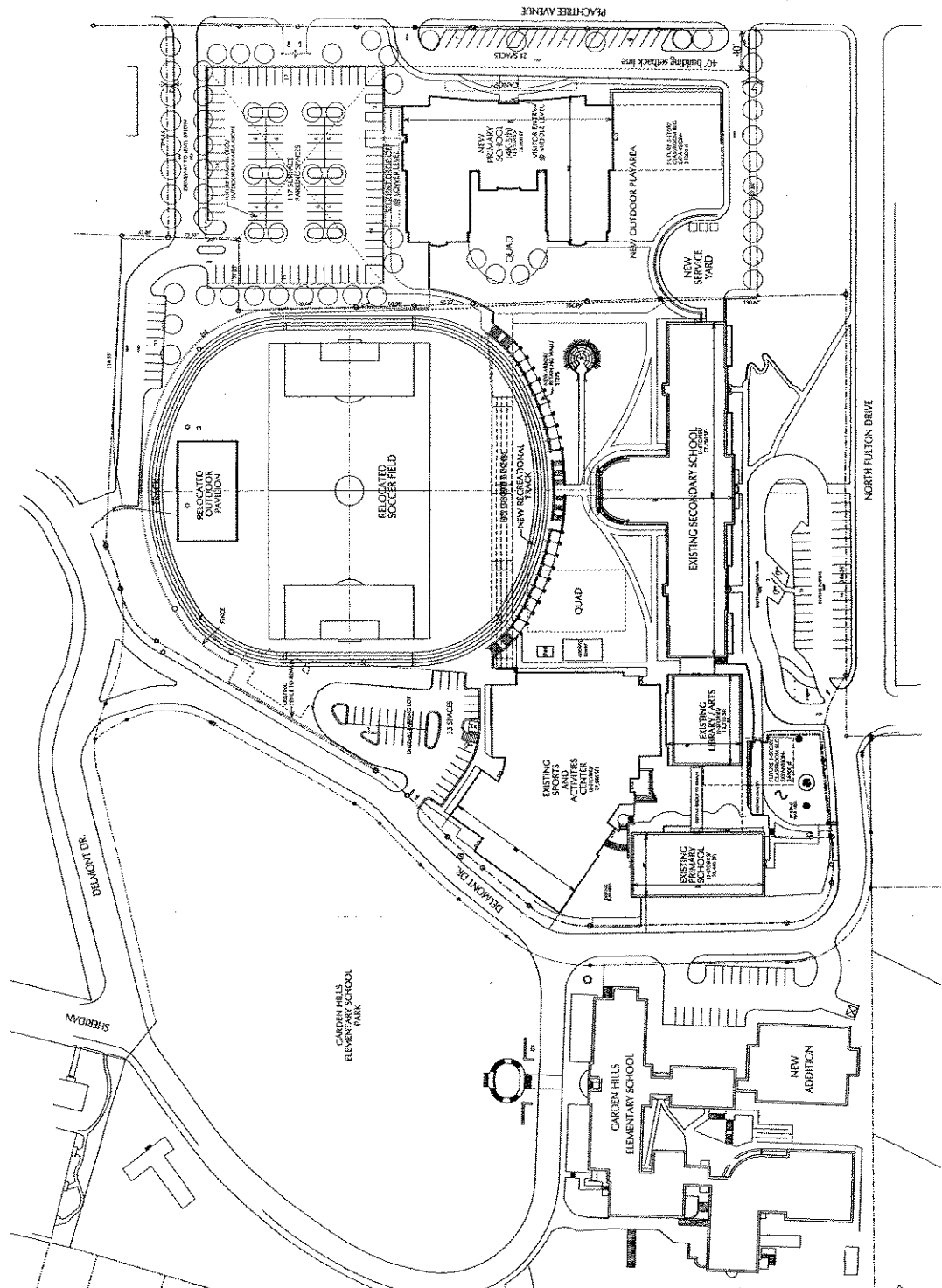
(b) Construction work hours. Working hours on site shall be restricted to the following for the activities that generate noise as defined in The City of Atlanta Noise Control Code (Noise Ordinance), Section 74-137.4:

Weekdays	7:00 am – 7:00 pm
Saturdays	9:00 am – 7:00 pm
Sundays	12:00 noon – 6:00 pm

10. The School will not request any administrative site plan amendment which seeks to change any of the conditions contained herein without first giving thirty (30) days prior notice of such request to the Chair of the Zoning Committee of NPU-B. However, the School will have the right to request administrative changes in the site plan to the extent allowed by the Zoning Ordinance without such notification so long as such changes are required to comply with technical permitting requirements of the City of Atlanta or site conditions and do not: (a) increase the height in stories or square footage of any building or the number and/or location of parking spaces; (b) change any of the uses or location of said uses specified on the site plan; (c) decrease any exterior setback or the amount of landscaped area; (d) materially reduce public access or public spaces; or (e) otherwise materially alter these conditions.

11. All of these narrative conditions will be attached to the final site plan filed with the City of Atlanta.

U-06-23



UPPER LEVEL PARKING DECK

CAMPUS PARKING			
	# OF CLASSROOMS	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
NEW ELEMENTARY SCHOOL	10	12	12
NEW MIDDLE SCHOOL	25	50	50
NEW ELEMENTARY SCHOOL (1st-5th grade)	0	0	20
EXISTING MIDDLE SCHOOL	253	253	253
<b>TOTAL</b>		<b>315</b>	<b>335</b>

**NOTE:**  
 THIS SITE PLAN IS BASED ON TOPOGRAPHICAL & BOUNDARY SURVEY  
 PREPARED BY FRONTLINE SURVEYING INC. DATED 7-28-05 U-06-23  
 LAND LOT: 100  
 DISTRICT: 17  
 COUNTY: FULTON  
 ZONING: R-4/ RG-2

